



Park View

Truro



37 Park View, Truro, TR1 2BW

Enjoying far reaching views, this beautifully appointed family home is located within a no-through road on the edge of Truro providing light, spacious and elegant interiors, complemented by a sunny and private south facing garden.

Distances

Truro (centre) – 0.5; Boscawen Park – 2; Truro Golf Club – 2; Truro Lawn Tennis Club – 2.3; Feock – 5; St Agnes – 9; Falmouth – 11; Cornwall Airport (Newquay) – 20

(All distances are approximate and in miles)

The Property

- Impeccably presented and detached family home
- Light, wide and welcoming entrance hall with oak staircase and galleried landing
- Superb kitchen / dining room communicating perfectly with the south facing terrace
- Separate living room with inset gas fire and far reaching views
- Ground floor study
- Four well-proportioned bedrooms including master en suite
- Views across Truro from the two front facing bedrooms
- Garden views from the two bedrooms to the rear
- Fitted cupboards / wardrobes in all bedrooms
- Family bathroom
- Utility and ground floor cloakroom



The Gardens

- Stunning back garden, facing south and beautifully planted
- Sun terraces and raised beds
- Front garden with privacy hedging and lawn
- Integral garage
- Covered store and workshop
- Driveway parking for two cars





The Location

Positioned on the edge of Truro along a well-regarded no-through road, Park View enjoys an elevated location with far reaching views across the city towards the cathedral, viaduct, Kenwyn Church and the surrounding countryside. Within a short distance of the property are the outstanding Truro High School for Girls, the Truro's cathedral, shops, restaurants, museum, cinema and coffee shops.

On the other side of Truro, Boscawen Park features recently refurbished tennis courts, children's play area, Truro Cricket Club and two cafes, before leading to Malpas where there is a popular riverside pub. Truro's Golf Club and Lawn Tennis Club are within two miles of the property.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Gas fired central heating. Underfloor heating throughout the ground floor (except study and ground floor cloakroom). Council Tax: F. Broadband: Superfast is available in the postcode.

Shore recommendations

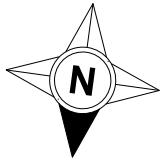
- Visit the Royal Cornwall Museum for a fascinating insight into Cornwall's heritage
- Head to Mannings, Bustophers and The Rising Sun for Truro's best food & drink
- Some of the country's best real ale is produced in Truro at Skinner's Brewery and served at The Old Ale House.
- The Cathedral holds superb concerts year-round and The Old Bakery Studios is now an established venue
- Visit Lemon Street Market for boutique shopping and great coffee
- Play tennis at the refurbished courts at Boscawen Park
- Enjoy dog walking and mountain biking at Idless Woods, Roundwood Quay and Trelissick
- Take the train to Falmouth, Penzance and London from Truro's mainline station

Fixtures & Fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



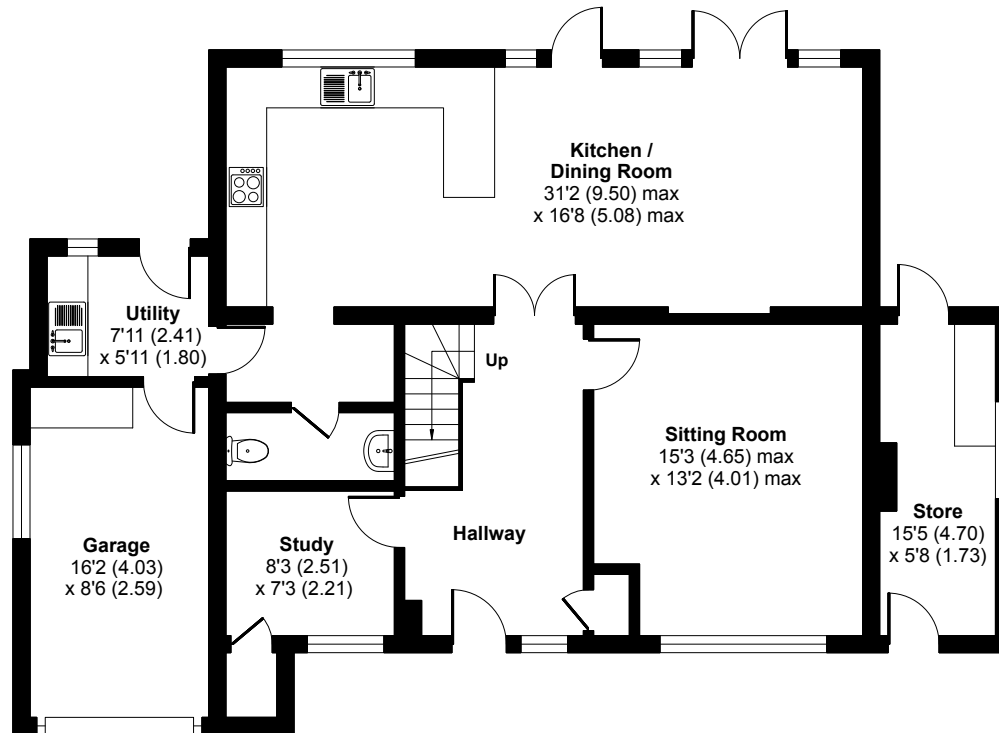




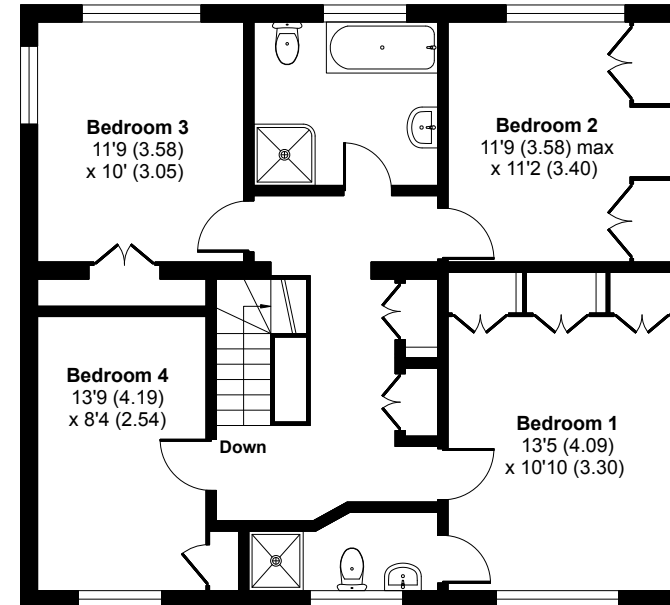
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Main House = 1796 sq ft / 167 sq m
Total = 2023 sq ft / 188 sq m (includes garage & outbuildings)

For identification only - Not to scale



GROUND FLOOR

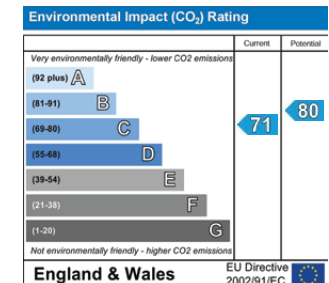
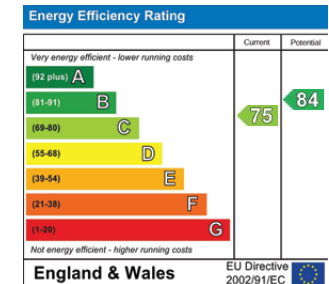


FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Shore Partnership Limited. REF: 635725



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